

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-9-2009 – Highbury Towns East – Phase 2

SYNOPSIS:

Applicant: Ivory Homes
Proposal: Final Plat Approval
Location: 3075 South 5335 West
Zoning: RM

BACKGROUND:

The Highbury Towns East project is a residential community consisting of 90 total units on 9.6 acres. The second phase of the subdivision will consist of 18 units on 1.6 acres. Proposed buildings will use the same footprint as the original town homes to the west of Daybury Drive. However, a rambler plan has been incorporated into the Highbury Towns East development. As stated during the review of phase 1, Ivory believes that this option will open up opportunities for a larger demographic.

Buildings will consist of 100% masonry materials. The architecture in this project is reflective of the craftsman style which is an American domestic style made popular in the early 1900's. Although brick is limited with this style of architecture, there are elements that will appear on the front elevation as well as the alleys. Stucco and hardi plank will comprise the other materials used in this development. Ivory is proposing three color schemes to be used to provide greater diversity between buildings.

Staff has evaluated this project in regards to the multiple family design standards. This project meets the standards outlined in the ordinance governing architecture, color and variation. The developer will be provided a copy of these standards to make sure that all areas have been addressed. In addition, the proposed development has been reviewed and approved by Zion's Securities

Access to this phase will be gained from phase 1 to the west. Ivory will extend Stockport Way to the east, but this road will not provide any additional access for this phase. The Fire Department has reviewed the phasing plan, and believes that a secondary access out to 3100 South will suffice for the present time. The next phase will connect with Stockport Way thus providing sufficient internal access. This will allow the temporary access easements to be removed from 3100 South.

There are a number of unit types with varying square footages. Unit sizes range from 1104 to 1861 square feet. In addition, Ivory homes intends to install basements for all homes. A soils report was prepared when this area was planned for single family development. The report indicated that ground water was encountered at a depth ranging from 5-10 feet below existing grades. The finished grade elevations in this phase will be raised approximately 2-3 feet which will allow full basements to be constructed. It is staffs understanding that Ivory will install a sub-drain system to provide an extra measure of protection for new home owners.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager